



Apartment

SAINT DENIS (93)

279 000 €



44 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVELY - RUE JAMES WATT Saint-Denis - PLEYEL - Rue James Watt - I offer you exclusively: A very beautiful 2-room apartment of 44m² in perfect condition, located on the 3rd floor out of 5 with elevator of a 2006 building of very good status (Bouygues). Comprising: A living room with a large closet with a beautiful area of more than 22m² bathed in light exposed (SOUTH / WEST) with a 9m² terrace overlooking a beautiful green space, a large garden belonging to the condominium, decorated with trees and flowers, a fitted kitchen, a beautiful bedroom with a large closet, a bathroom with a bathtub and a toilet. Possibility of acquiring a parking space in the basement in addition. Transport: metro Carrefour Pleyel L 13 4 mins walk Bus: 139 - 274 - 255 - N44 Velib station. Near the future Saint-Denis Pleyel station, extension of line M14 (2024) and future station of lines 15-16- and 17 of Grand Paris A real favorite! Ideal for a first-time buyer. Nombre de lots de la copropriété : 70, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1144€ soit 95€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 2,95% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Nassima OUELBANI

**PARIS-15EME-
ARRONDISSEMENT
(75015)**

Agent

RSAC : 881 680 334 00011

Courts service city : PARIS

(+33)6 67 29 16 26

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 811871

Property type Apartment

Year of construction 2006

Floor number 3

Floors count 5

SURFACES

Living space 44 m²

Surface Carrez Law 43.74 m²

Living room surface 22 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 70

Condominium fees 95 €/mois

Share of expenses 1 144 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 178

GES 5

APPENDIX

Parking couvert

Parking space 1

Videophone Non

SERVICES

Heater électricité



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle